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## 5712 48 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Camrose, Alberta



**Listing ID:**  
26781

**MLS ID:**  
A2169850

**\$399,900**



 **TREVOR VINET**  
 (780) 878-1734

 RE/MAX Real Estate (Edmonton) Ltd.  
 780-672-7474

 5712 48 Avenue , Camrose , Alberta T4V 0T6

**Transaction Type**

For Sale

**Days On Market**

499

**Zoning**

C2

**Subdivision**

West End

**Building Type**

Condo Complex

**Year Built**

2004

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

0227444

**Building Area (Sq. Ft.)**

2310.00

**Building Area (Sq. M.)**

214.60

**Lot Size (Sq. Ft.)**

4574

**Lot Size (Acres)**

0.11

**Roof**

Metal

**Foundation**

Slab

**Inclusions**

See remarks

**Restrictions**

None Known

**Reports**

None

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HIGHWAY COMMERCIAL SPACE! Hi traffic, highly visible, great exposure. 1,527 sq ft main floor ideal for a dog groomer, retail, beauty salon, professional services, etc. Two designated office rooms on the main floor. Mezzanine adds 798 sq ft of additional space, currently set up for board room. Bathroom & kitchen area located on main floor, this property is available for immediate possession. Property also available for rent - \$2,500 per month triple net.

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